096.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,023,100 / 1,023,100
					USE VALUE:	1,023,100 / 1,023,100
					ASSESSED:	1,023,100 / 1,023,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		FALMOUTH RD W, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEFFERNAN PETER A
Owner 2:	NAGANO JUNKO
Owner 3:	
Street 1:	100 FALMOUTH ROAD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KRAUS ADELE A/TRUSTEE -
Owner 2:	ADELE KRAUS TRUST -
Street 1:	100 FALMOUTH RD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,876 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 3209 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9876.000	517,900	3,800	501,400	1,023,100
Total Card	0.227	517,900	3,800	501,400	1,023,100
Total Parcel	0.227	517,900	3,800	501,400	1,023,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 318.84 | /Parcel: 318.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 62808

GIS Ref

GIS Ref

Insp Date 03/06/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 096.0-0002-0010.0

!7854!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	517,900	3800	9,876.	501,400	1,023,100	1,023,100	Year End Roll	12/18/2019
2019	101	FV	386,400	3800	9,876.	501,400	891,600	891,600	Year End Roll	1/3/2019
2018	101	FV	386,400	3800	9,876.	429,800	820,000	820,000	Year End Roll	12/20/2017
2017	101	FV	386,400	3800	9,876.	401,100	791,300	791,300	Year End Roll	1/3/2017
2016	101	FV	328,800	3800	9,876.	343,800	676,400	676,400	Year End	1/4/2016
2015	101	FV	310,100	3800	9,876.	308,000	621,900	621,900	Year End Roll	12/11/2014
2014	101	FV	310,100	3800	9,876.	285,100	599,000	599,000	Year End Roll	12/16/2013
2013	101	FV	310,100	3800	9,876.	271,800	585,700	585,700		12/13/2012

PRINT

Date	Time
12/10/20	22:27:31

LAST REV

Date	Time
03/30/20	07:54:22
danam	

PAT ACCT. 7854

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAUS ADELE A/T	54928-231		6/30/2010		590,000	No	No		
KRAUS ADELE A	46253-382		10/11/2005	Family	99	No	No		
	17950-409		3/1/1987		1	No	No		A

USER DEFINED

Prior Id # 1:	62808
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2020	223	Siding	37,888	C				
8/24/2015	1165	Redo Kit	58,200		8/24/2015			Kitchen renovation
8/26/2010	1048	New Wind	14,000					REPL 10 WINDOWS
3/1/2002	139	Add Bath	6,000	C				CONVERT 1/2 BATH T
4/24/2001	222	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2016	Left Notice	DGM	D Mann
7/25/2016	Permit Visit	DGM	D Mann
3/6/2009	Meas/Inspect	163	PATRIOT
11/11/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9876		Sq. Ft.	Site		0	70.	0.73	4									501,394						501,400	

Total AC/HA: 0.22672 | Total SF/SM: 9876 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,394 | Spl Credit | Total: 501,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11758101
Const Adj.:	1.00999999
Adj $ / SQ:	146.738
Other Features:	110500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636257
Depreciation:	118344
Depreciated Total:	517913

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB 1		

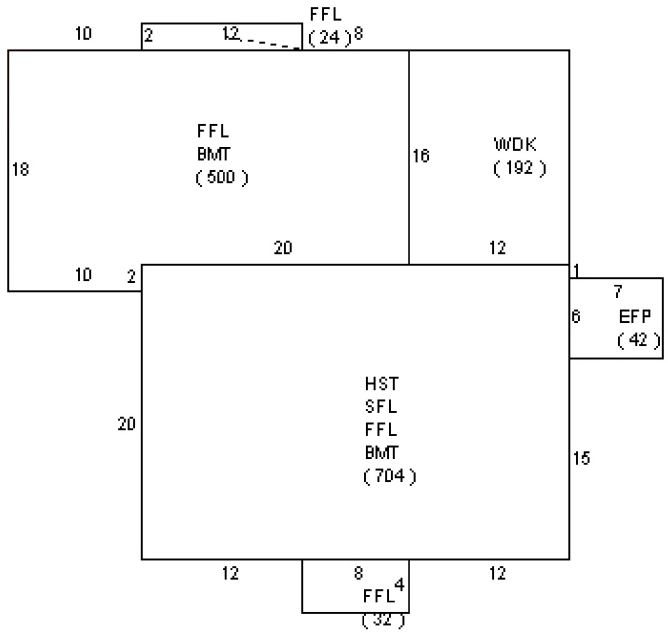
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.55
Special Features:	0	Val/Su Net:	140.58
Final Total:	517900	Val/Su SzAd	230.63

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	146.740	184,890
BMT	Basement	1,204	66.910	80,563
SFL	Second Floor	634	146.740	92,973
HST	Half Story	352	146.740	51,652
WDK	Deck	192	11.320	2,174
EFP	Enclos Porch	42	73.330	3,080

Net Sketched Area:	3,684			Total:	415,332
Size Ad	2245.5999	Gross Are	4106	FinArea	3209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80		
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X18	A	AV	1955	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:	Total: 3,800